

# \$244,999 - 105 Meadowlake Close E, Brooks

MLS® #A2249718

**\$244,999**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.09 Acres

Meadow Lake, Brooks, Alberta

THIS ONE HAS A GARAGE! Quality 1998 built Moduline Industries home has been upgraded in all the right places & leaving you some room in your budget too. 3 good sized bedrooms; primary can host a king bed with room to spare. 4 pc ensuite bath makes for easy mornings & getting everyone out the door in the morning. Some upgraded oak millwork, newer laminate flooring & fresh paint. This kitchen has more storage than you expect & a pantry too. Separate main floor laundry room means you can close the door & ignore the mess! Shingles new in 2016 & skirting has all been replaced in last 10 years with North side in 2025. Recently installed central air unit will keep you cool & knowing it's been upgraded is peace of mind. Maintenance free garage will fit a Ford Mustang or a workbench and all of your tools & projects; it's bigger than it looks & nearly impossible to find at this price point. The yard is fully fenced & very private, with no backyard neighbour. Take a look at what else is on the market under \$250,000 & you'll find much older homes & a lot of work. With your design ideas & some simple cosmetic improvements, you can take this affordable property to the next level! Experience a virtual showing by clicking on the video link.

Built in 1998

## Essential Information

MLS® #

A2249718



Price	\$244,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	105 Meadowlake Close E
Subdivision	Meadow Lake
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R1G1

### **Amenities**

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

### **Additional Information**

Date Listed	August 16th, 2025
Zoning	R-MH

**Listing Details**

Listing Office	Royal LePage Community Realty
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